

BATTLE CROSSING - UNIT 2

5414 CLARK LANE, SUITE 110
COLUMBIA, MO 65201

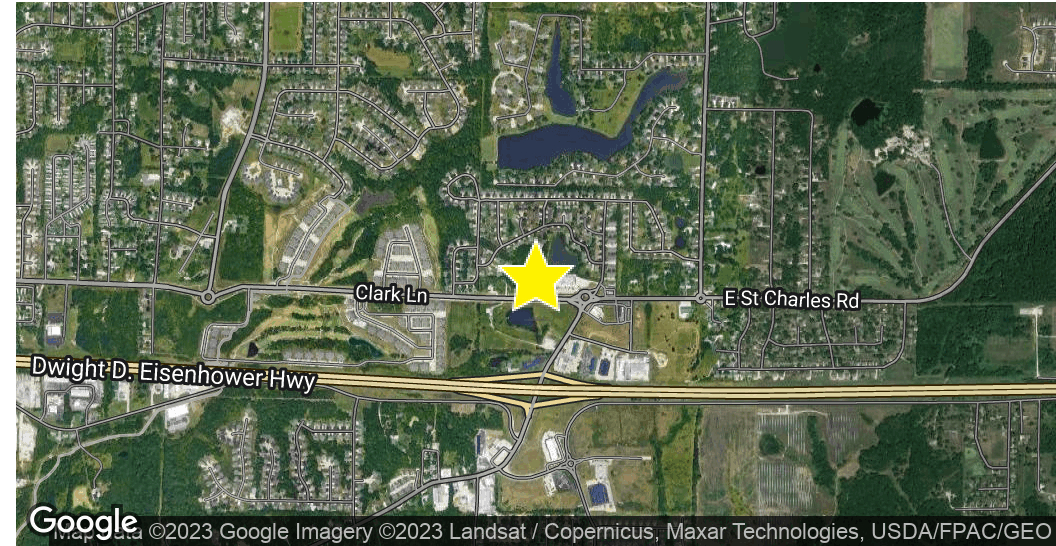
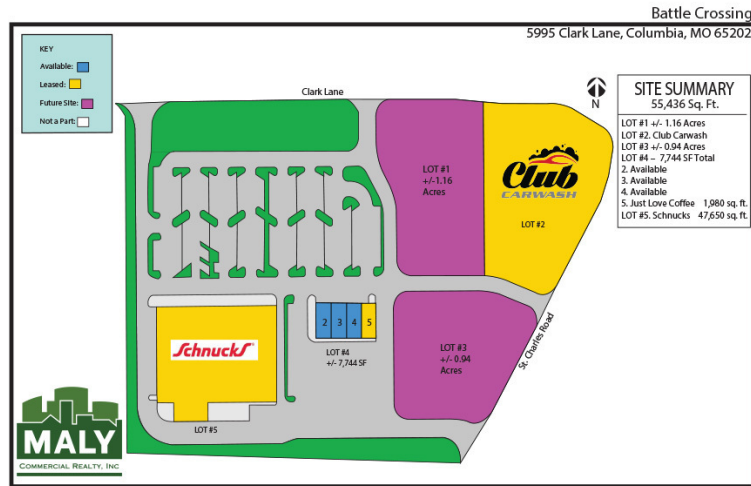


GINA RENDE

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OFFERING SUMMARY

Lease Rate:	Email For Pricing: gina@malyrealty.com
Available SF:	1,200 - 5,820 SF
Zoning:	M-C

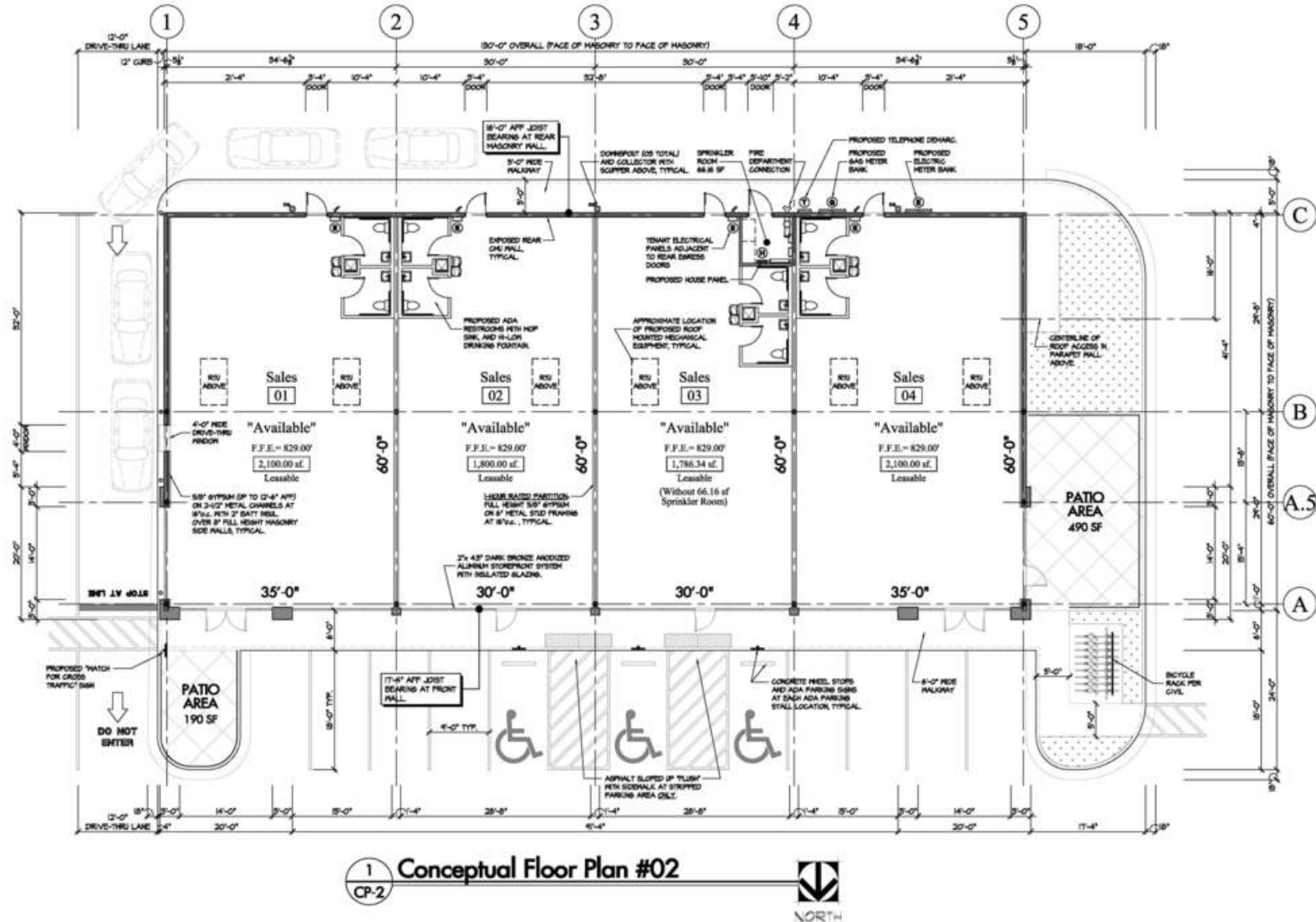
PROPERTY OVERVIEW

Lease opportunities at new shopping center, Battle Crossing, located in East Columbia at the Southwest corner of E. St. Charles Rd. and Clark Lane, near the Lake of the Woods exit. This center offers great visibility from the Interstate.

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Landlord will white-box for a term lease
- Space can be demised according to tenants ideal SF footprint
- This endcap has a fenced patio

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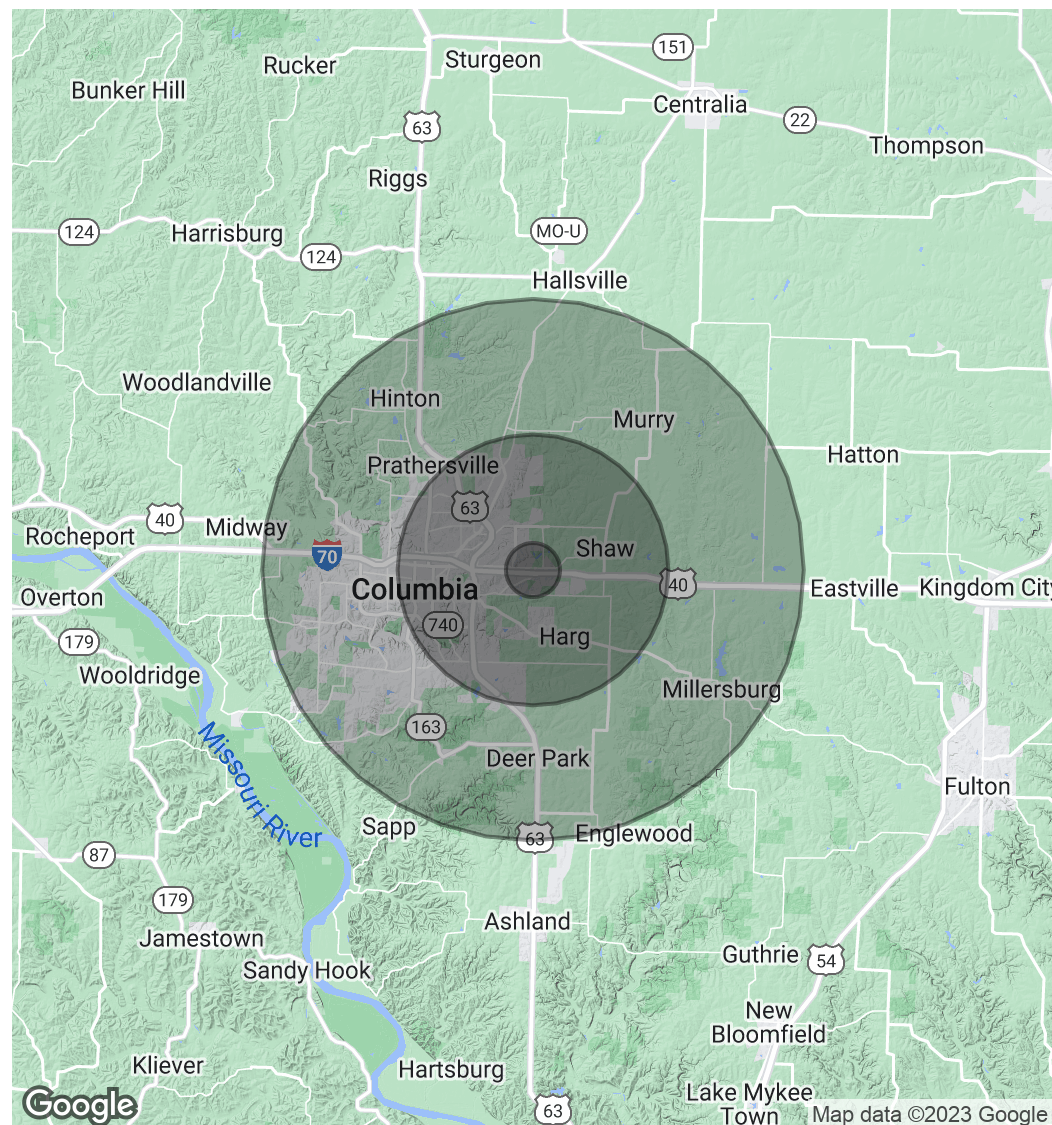
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,621	88,467	159,624
Average age	28.9	28.2	30.6
Average age (Male)	28.0	27.2	30.4
Average age (Female)	29.8	29.2	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,206	34,753	64,332
# of persons per HH	2.2	2.5	2.5
Average HH income	\$47,111	\$48,099	\$60,139
Average house value	\$142,363	\$141,785	\$178,806

* Demographic data derived from 2020 ACS - US Census



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